



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image																																																	
Account 300006239 Parcel ID 2001-00-075-010-0-001-00 Cadastral ID 2001-075-010-00-0-001-00 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 202 - 1T-LAVERNE-C Name ID 24350 SICAJAU, SEBASTIAN PO BOX 818 LAVERNE OK 73848- Parcel Location Situs 00121 NW FOURTH ST Subdivision LAVERNE ORIG. Lot/Block 0010 / 0075 Parcel Size 1 - Lots Sec/Twn/Rng / / / Neighborhood 200100 - LAVERNE ORIG\MULTI School District 1-LAVERN - 1-LAVERNE					<p>2001-00-075-010-0-001-00 01/31/24</p>																																																	
HOUSE 2/1/2024																																																						
Legal Description Lat/Long: 36.71165467 -99.89152576					Building Permits																																																	
LAVERNE ORIG BLOCK 75 LOT N65.7' OF 10-11-12					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					756/751	RIOJAS, CARLOS A.	12/22/2020	18,000	Q																																													
					686/16	RAMIREZ, LUIS BAEZ	01/02/2013	6,500	16																																													
					651/106	DOMINGUEZ, RAMON, JR. AND	07/14/2009	12,000	PQ																																													
					597/292	MCCOY, MARY H.	09/28/2004	24,000	MU																																													
					/	RIOJAS, CARLOS A.																																																
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>67.190</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2021</td> <td>Land Value 2,100</td> <td>2,100</td> <td>12%</td> <td>252</td> <td>Assessed</td> <td>3,125</td> <td>209.97</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 25,437</td> <td>23,940</td> <td> </td> <td>2,873</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 27,537</td> <td>26,040</td> <td> </td> <td>3,125</td> <td>Total Taxable</td> <td>3,125</td> <td>210.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	67.190	Current Tax	Remove Cap	2021	Land Value 2,100	2,100	12%	252	Assessed	3,125	209.97	Year Frozen		Improvements 25,437	23,940		2,873	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 27,537	26,040		3,125	Total Taxable	3,125	210.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-300006239	SICAJAU, SEBASTIAN	202	27,537	0	2,976	200.00																																															
2024	2024-300006239	SICAJAU, SEBASTIAN	202	26,771	0	2,500	166.00																																															
2023	2023-300006239	SICAJAU, SEBASTIAN	202	26,635	0	2,382	160.00																																															
2022	2022-300006239	SICAJAU, SEBASTIAN	202	20,726	0	2,268	154.00																																															
2021	2021-300006239	SICAJAU, SEBASTIAN	202	18,000	0	2,160	149.00																																															
2020	2020-300006239	RIOJAS, CARLOS A.	202	15,259	0	689	47.00																																															
2019	2019-0006239	RIOJAS, CARLOS A.	202	15,259		656	39.00																																															
2018	2018-0006239	RIOJAS, CARLOS A.	202	16,558		625	37.00																																															
2017	2017-0006239	RIOJAS, CARLOS A.	202	15,920		595	36.00																																															
2016	2016-0006239	RIOJAS, CARLOS A.	202	15,920		567	34.00																																															
2015	2015-0006239	RIOJAS, CARLOS A.	202	4,500		540	32.00																																															
2014	2014-0006239	RIOJAS, CARLOS A.	202	16,776		819	49.00																																															
2013	2013-0006239	DOMINGUEZ, RAMON, JR.	202	6,500		780	47.00																																															



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Lot Data	Square-Foot - LAVERNE ORIGMULTI	Primary Image
Lot Size	75 x 70	
Lot Count		
Units Buildable	2100	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	5,250.00 x .40 = 2,100	
Factor Value		
Adjustments		
Lot Value	2,100	

Residential Data	
Type	1 Single Family Residence
Condition	2.9 - Fair
Quality	2.8 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	576 / 576
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1930 / 68

HOUSE	2/1/2024
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GRM Approach	
GRM Code	
Gross Rent	
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	DEFAULT DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT DEFAULT ADJUSTMENTS TABLE
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	21,591		
Lot Value	2,100		
Indicated Value	23,691	41.13	Per SqFt
Agland Value			
Site Improvements	3,172		
Total Value	26,863	46.64	Total Value Per SqFt

Cost Approach		Manual :	
Base Cost	101.94	Total Misc Impr	+ 812
Roofing Adj	+ 4.77	Garage Cost	+ 812
Subfloor Adj	+ 0.48	Total RCN	= 69,650
Heat/Cool Adj	+ 1.66	Depreciation (69%)	- 48,059
Plumbing Adj	+ 10.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 21,591
Adj Base Cost	= 119.51	Lot Value	+ 2,100
Total Area	x 576	Indicated Value	= 23,691
Adjusted Cost	= 68,838	Value Per SqFt	41.13

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	5730	8x5	1930	40	9.56		382
PATO	Slab Porch - Open	5731	9x5	1930	45	9.56		430



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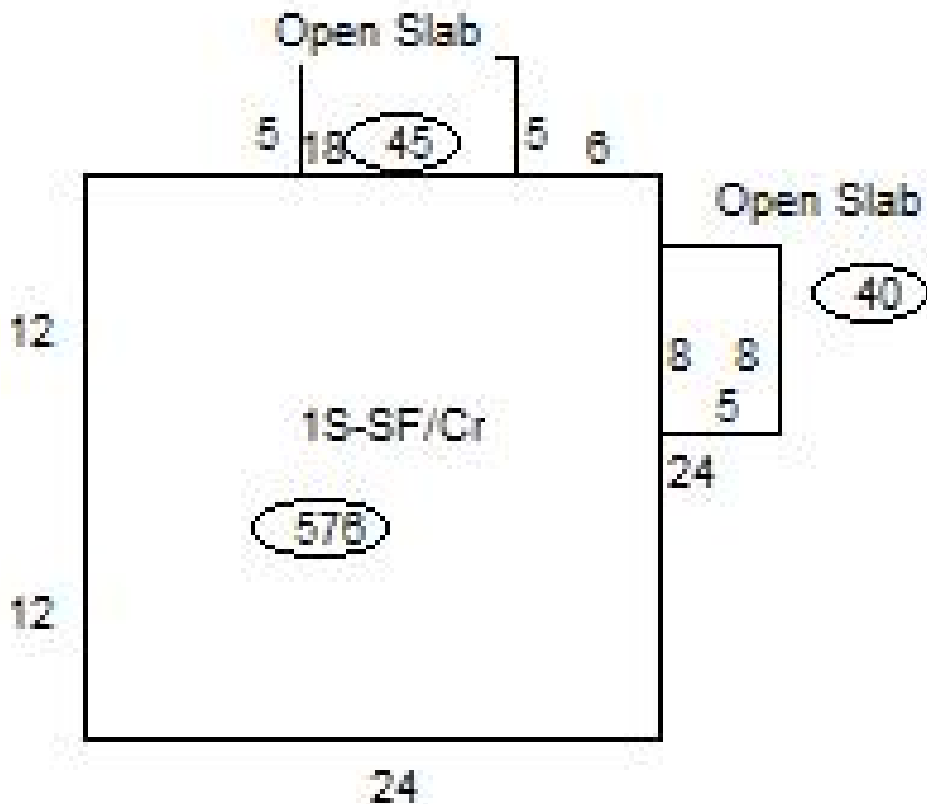
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		20	Open Slab	40	1.000	40
2	M	PATO		20	Open Slab	45	1.000	45
3	R	1	Crawl	20	1S-SF/Cr	576	1.000	576
Total Building Area						576		576



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Yard Shed - Wood	12x12x8		Formed Metal	126	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (22.46 x 126)	2,830		2,830	283	2,547
	ASC	Awing ON YARD SHED	12x6x8		Formed Metal	72	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
		Valuation Summary	Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD	
		Base Cost (3.88 x 72)	279		279	20	259
	PACN	Cnc. Pav CIs C SIDEWALK NEW 2020	18x4x0			72	
	Qual	3	Cond 3	Year 2020	Eff Age 6		
		Valuation Summary	Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD	
		Base Cost (7.47 x 72)	538		538	172	366